



CRESTMoor DEVELOPMENT UPDATE

ITEM XX

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CITY COUNCIL MEETING

August 24, 2021



Objective

- Site Background
- Site Development Status
- City's Role
- City Facilitating Development
- Next Steps
- Questions



Background - Crestmoor School Site

- San Mateo High School District (SMHS) owns property
 - Ceased high school operations in 1983
- Approximately 40-acre site. Approximately 20-25 acres developable
- Important recreation resource for the community for many years, especially for youth soccer
- San Mateo Union High School District (SMUHSD) restricted access to soccer fields in 2020 citing COVID-19 prevention
- Recently, SMUHSD agreed to temporarily reopen and renovate soccer fields for Fall 2021 soccer season
- Long-term recreation use to-be-determined through future site planning
 - San Bruno's General Plan requires preservation of playing fields as privately owned, publicly available space
 - City Council Subcommittee met with District officials several times over the past year



SMUHSD Development Status

- 2019 - SMUHSD declared property as surplus
- 2020 - SMUHSD issued a Request for Qualifications (RFQ) seeking a development partner
- January 2021 – SMUHSD executed Purchase Agreement with DR Horton
- July 2021 – DR Horton informed the City that it was no longer in contract with SMHS regarding the purchase of the property
- August 2021 – SMUHSD posted a Closed Session Agenda for August 26, 2021 related to real property negotiations
 - “SMUHSD and SummerHill Homes, LLC, under negotiation – price and terms of payment...”



City's Role Processing a Development Proposal

- Current Zoning - R-1
- Current General Plan Policy
 - 12 acre recreation requirement (Open Space Resource Policy OSR-8)
 - Development with less than 12 acres dedicated to recreational use will require General Plan Amendment
- Cooperation with DR Horton
 - Processed preliminary review application
 - Participated in regular status calls to review development issues



City Facilitating Development

- Cooperation with SMUHSD
- Proceed with economic analysis to quantify value of General Plan recreation requirement
 - Will facilitate Development Agreement negotiations
- City could consider creation Development Standards for the site for consideration and approval by the City Council
 - Could be completed with or without participation of the property owner
 - Would provide more certainty to the developer (e.g. # of acres for recreation fields and alternatives for City would consider)



Next Steps

- Proceed with economic study valuing General Plan recreation requirement (*City Manager has already authorized*)
- Additional analysis and cost estimates for a City lead process to create Development Standards for the site (*Must be authorized by the City Council*)
- Continued offer of cooperation with SMUHSD
- City Council updates as needed

Questions

